

CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, August 14, 2014 at 7:00 PM
City Hall Conference Room,
211 Main Avenue North, North Bend, WA 98045

Please Note: A complete audio recording of this meeting is available on the City of North Bend website, www.northbendwa.gov, under: Commissions - Planning Commission - Meeting Audio.

CALL TO ORDER

The meeting was called to order at 7:03 PM.

ROLL CALL

Planning Commissioners present: Brenden Elwood, Gary Fancher (Vice Chair), Elizabeth Gildersleeve, Dick Ryon, and Curtis von Trapp. Rob McFarland and Jim Luckey were unable to attend, and have been excused from tonight's meeting. Guest: Councilmember Alan Gothelf. City Staff present: Mike McCarty, Senior Planner.

Vice Chair Fancher asked the Commissioners if they had any changes to the Agenda. No one so spoke. Vice Chair Fancher asked for a Motion to Approve the Agenda. The Agenda was Approved, 5:0.

AGENDA ITEM #2: Approval of July 24, 2014 Minutes

The July 24, 2014 Minutes were Approved, 5:0.

Vice Chair Fancher made an introductory statement, welcoming a new member of the Planning Commission, Curtis von Trapp (Position 5). There were introductions and biographies all around.

AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)

At 5 minutes, 38 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

AGENDA ITEM #4: Zoning Regulations Addressing Low Density Residential Density and Setbacks, Following Ordinance 1530 Adopted by Council July 1, 2014

Mike McCarty briefed the Commissioners and guests on Ordinance 1530, and that the next Planning Commission meeting will be a Public Hearing for this Ordinance. Mr. McCarty discussed the side yard setbacks and the staff recommendation to allow a minimum of 5 feet on one side, and 15 feet total. The current setback is set at 8 feet for each side, for a total of 16 feet. Mr. McCarty says the 5 foot one side/15 feet total side setback allows for more flexibility than a prescriptive 8 foot on each side.

There was discussion between the Commissioners, Councilmember Gothelf, and Mr. McCarty, including questions and answers, on the regulations of Ordinance 1530.

Vice Chair Fancher asked if anyone from the public would care to speak on this issue.

At 14 minutes, 32 seconds John Day, of John Day Homes, P. O. Box 2930, North Bend, WA, spoke.

At 17 minutes, 20 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

There was continued discussion between the Commissioners, Councilmember Gothelf, and Mr. McCarty, including questions and answers, on the regulations of Ordinance 1530. During this discussion, Mr. Day continued to make comment.

1 Commissioner Elwood Moved to amend the setbacks to allow a 10 foot front yard setback for side load front
2 entry garages. Commissioner Ryon seconded the Motion. Commissioner von Trapp offered a friendly
3 Amendment to Commissioner Elwood's Motion to limit allowance of side yard to 10% of lots within a proposed
4 development. After discussion, Commissioner Elwood withdrew his Motion so that he could restate it.

5
6 Commissioner Elwood Moved that up to 25% of lots in a development may have a front setback of 10 feet for the
7 purpose of side entry garages. Commissioner von Trapp seconded the Motion. The Motion was Approved, 5:0.

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9 There was continued discussion between the Commissioners, Councilmember Gothelf, and Mr. McCarty,
10 including questions and answers, on the regulations of Ordinance 1530.

11
12 Commissioner Elwood Moved to accept proposed staff changes to the side yard setbacks to minimum 5 foot one
13 side, 15 foot total. Commissioner von Trapp seconded the Motion. The Motion was Approved, 5:0.

14
15 Vice Chair Fancher Moved to adopt an average lot size of 8,500 square feet, up from 8,000 square feet.
16 Commissioner Elwood seconded the Motion. There was discussion of Vice Chair Fancher's Motion between the
17 Commissioners, Councilmember Gothelf, Mr. McCarty, and Mr. Day. The Motion Failed, 4:1 (Fancher).

18
19 **ADJOURNMENT**

20 The meeting was adjourned at 8:43 PM.

21
22 **NEXT PLANNING COMMISSION MEETING:**

23 The next Planning Commission meeting will be held September 11, 2014 at the City Hall Conference Room.

24
25 ATTEST:

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27
28 _____
29 Gary Fancher, Vice Chair

Mike McCarty, City of North Bend